

GENERAL NOTES

- PROPERTY BOUNDARY INFORMATION DERIVED FROM SURVEY PLAN FROM PARLEY, SMITH & DINE SURVEYING LTD. PREPARED BY ONTARIO LAND SURVEYOR EMAD ALREFAAI, ON MARCH 10/2025.
- REFER TO LEGAL SURVEY FOR SITE SPECIFIC LEGAL INFORMATION.
- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ALL SERVICES AND LANDSCAPE RELATED ITEMS.
- ALL WALKWAYS TO BE ASPHALT UNLESS NOTED OTHERWISE.
- ALL PARKING AREAS TO BE ASPHALT PAVED UNLESS NOTED OTHERWISE.
- REFER TO CIVIL FOR COMPLETE GRADING INFORMATION.

OWNER

TONY GRAHAM MOTORS (1980) INC.

A: 1855 Merivale Rd., Ottawa, Ontario, K2G 1E3
T: 613 255 1212

ARCHITECT

VANDENBERG & WILDEBOER ARCHITECTS

A: 160 Flamborough Way, Ottawa, ON, K2H 3H9
T: 613 287 0144

LANDSCAPE ARCHITECT

JAMES B. LENNOX & ASSOCIATES INC.

A: 3323 Carling Ave., Ottawa, Ontario, K2H 5A8
T: 613 722 5168

CIVIL ENGINEER

DOUGLAS B. GRAY ENGINEERING INC.

A: 700 Long Point Circle, Ottawa, ON, K1T 4E9
T: 613 425 8044

SITE STATISTICS				
LOT LEGAL DESCRIPTION: PAERT 4 PLAN 4R-19937, PIN: 04052-0545 PART OF LOT 29 CONCESSION A (RIDEAU FRONT), GEOGRAPHIC TOWNSHIP OF NEPEAN, CITY OF OTTAWA.				
ZONING: GM23 H(22) - GENERAL MIXED-USE ZONE				
TOTAL SITE AREA (m²): 7,909.7 m²				
ZONING MECHANISM		REQUIRED	PROVIDED	
MINIMUM LOT AREA		NO MINIMUM	7,909.7 m²	
MINIMUM LOT WIDTH		NO MINIMUM	N/A	
MINIMUM FRONT SIDE YARD SETBACKS		3 m	3 & 6 m (SEE PLAN)	
MINIMUM CORNER SIDE YARD SETBACKS		3 m	3 m	
MINIMUM INTERIOR SIDE YARD SETBACK		NO MINIMUM	3 m	
MINIMUM REAR YARD SETBACK		NO MINIMUM	3 m	
MAXIMUM BUILDING HEIGHT		22 m	13.7 m	
MAXIMUM FLOOR SPACE INDEX		2	7.910 / 5.746 = 0.75	
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT		ABUTTING A STREET 3 m NOT ABUTTING A STREET 1.5 m	3 m 3 m	
MINIMUM WIDTH OF LANDSCAPED AREA		ABUTTING A STREET 3 m NOT ABUTTING A STREET NO MINIMUM	3 m 3 m	
MINIMUM LANDSCAPED AREA		15% (1,186.5 m²)	24% (1,888.7 m²)	
PARKING CALCULATIONS				
FLOOR	OCCUPANCY	GFA	PARKING RATE	PARKING REQUIRED
EXISTING BUILDING - AUTOMOBILE DEALERSHIP				
SALES AREA		500 m²	2 PER 100 m²	10
SERVICE BAYS		11	2 PER SERVICE BAY	22
OTHER AREAS		400 m²	1 PER 100 m²	4
NEW BLDG. GROUND FLOOR SERVICE AREA		1031 m²	---	---
SERVICE BAYS		12	2 PER SERVICE BAY	24
TOTAL PARKING REQUIRED				60
PARKING PROVIDED				
NEW BLDG. UNDERGROUND PARKING (Employee Parking)				32
SURFACE PARKING				34
NEW BLDG. SECOND FLOOR (Company Use Only)				54
NEW BLDG. ROOF (Company Use Only)				34
TOTAL PARKING PROVIDED				154
NOTE: PARKING PROVIDED IN SURPLUS OF THE 64 REQUIRED ARE FOR COMPANY USE ONLY.				
PARKING SPACE TYPE		REQUIRED	PROVIDED	
REGULAR PARKING SPACE DIMENSIONS		2.6 x 5.2 m	2.6 x 5.5 m	
ACCESSIBLE PARKING SPACE (BY AODA)		1 + 3% OF 64 PKG. SPOTS TYPE A: 3.4x5.2 m TYPE B: 2.6x4.5 m	TYPE A: 1 TYPE B: 2	
MINIMUM AISLE WIDTH		6.7 m	6.7 m	
BICYCLE PARKING CALCULATIONS				
		REQUIRED	PROVIDED	
BICYCLE PARKING SPACES		5,946 m²	1 per 500 m² of GFA: 12	12

Firm's name:

Firm's Info:

Project Name:

Project Location:

Vandenberg & Wildeboer Architects Inc.

A: 160 Flamborough Way, Kanata, Ontario, K2K 3H9
T: 613.287.0144

Lexus Parking Building

299 West Hunt Club,
Ottawa, ON, Canada K2E 1A6

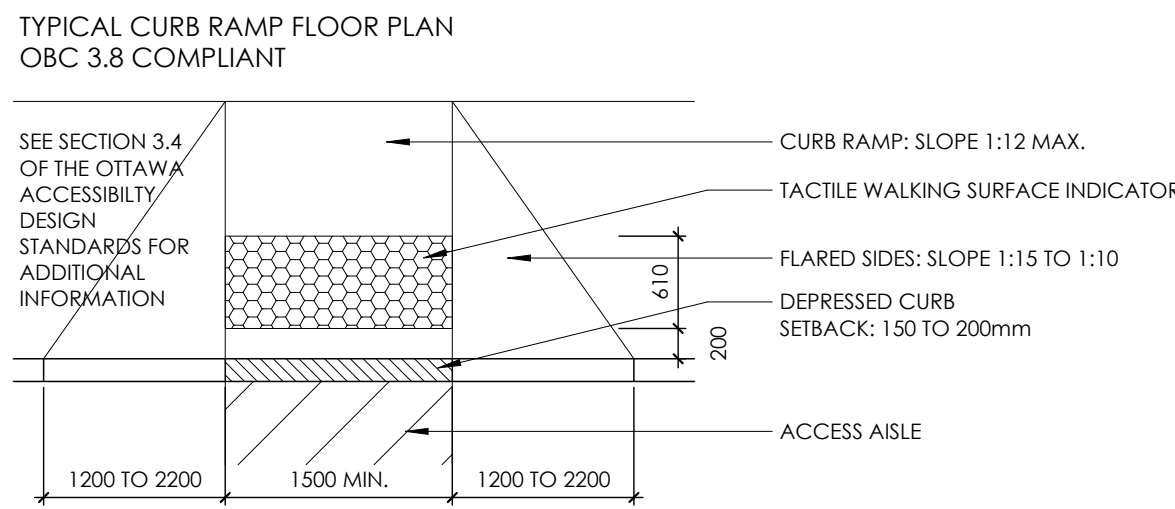
NOTES: THE ARCHITECT NOTED ABOVE HAS EXERCISED RESPONSIBLE CONTROL WITH RESPECT TO DESIGN ACTIVITIES. THE ARCHITECTS SEAL NUMBER IS THE ARCHITECTS BCIN.

2024 OBC O. Reg. 136/24 Last Amend. O. Reg. 447/24
Reference: Part 3 or 9 unless noted
[A] for Division A or [C] for Division C

Item	Ontario Building Code Data Matrix Parts 3 & 9										
1	Project Description ■ New Construction ■ Addition and Renovation Description: STORAGE GARAGE & DETAILING BAYS					■ Part 11		■ Part 3 1.3.3.2.[A]		■ Part 9 1.3.3.3.[A] 9.10.1.3.	
2	Major Occupancy(ies): GROUP "F2" - DETAILING BAYS GROUP "F3" - STORAGE GARAGE							3.1.2.1.(1)		9.10.2.	
3	Superimposed Major Occupancies: Description: DETAILING BAYS F2 BETWEEN STORAGE GARAGE F3					■ Yes <input type="checkbox"/> No		3.2.2.7		9.10.2.3.	
4	Building Area (m²): Existing: --- m² New: 1,031 m² Total: 1,031 m²							1.1.3.[A], 1.4.1.2.[A]		(same)	
5	Mezzanine Area (m²): Existing: --- m² New: --- m² Total: --- m² Is Mezzanine considered a Storey: <input type="checkbox"/> Yes <input type="checkbox"/> No							3.2.1.1.[3] to [8]		9.10.4.1.	
6	Building Height (m): Ave. Grade: 0 m Height: 11.5 m							1.1.3.[A], 1.4.1.2.[A]		1.4.1.2 [A] & 9.10.4	
7	Number of Storeys: Above Grade: 2 Below Grade: 1							1.1.3.2.[A] & 3.2.1.1.		(same)	
8	Number of Streets/Acc. Routes:					1		3.2.2.10, & 3.2.5.5		9.10.20	
9	Building Classification:					3.2.2.78 & 3.2.2.85		3.2.2.20-93		9.10.2	
10	Sprinkler System Proposed: Provided: ■ Entire Building ■ Basement Only					<input type="checkbox"/> Not Required <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> None		3.2.2.20-93 3.2.1.5 3.2.2.18 3.2.8.3 3.3.5.4.(B)		3.2.4.7 & 9.10.8.2 to 4	
11	Standpipe System Required					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.5.8 to 11		9.10.1.3.(8)	
12	Fire Alarm System Required					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.4.		9.10.18	
13	Water Service/Supply is Adequate					<input type="checkbox"/> Yes <input type="checkbox"/> No		3.2.5.7.		9.31.3	
14	High Building					<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6.		N/A	
15	Permitted Construction Actual Construction					<input type="checkbox"/> Combustible ■ Non-Combustible		3.2.2.20-93		3.1.5, 3.1.4.7 & 9.10.2, 9.10.6	
16	Occupant Load Based on: <input type="checkbox"/> m²/Person GROUP F2: GROUP F3: TOTAL OCCUPANT LOAD					18 Persons 0 Persons 18 Persons		3.1.17.		9.9.1.3, & Table 3.1.17.1	
17	Barrier Free Design Explanation:					■ Yes <input type="checkbox"/> No		3.8		3.8 & 9.5.2.	
18	Hazardous Substances <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							3.3.1.2 & 3.3.1.9.		9.10.1.3.(4)	
19	Required Horizontal Assemblies FRR (hrs. or min.)					Required Provided Listed Design No. or SB-2 Description		3.2.2.20-93 3.2.1.2. 3.2.1.4. 3.2.2.15, 3.3.2.2.		9.10.8, & 9.10.11.	
Fire	Floors		45 Min.		45 Min.		See Assemblies				
	Roof		45 Min.		45 Min.		See Assemblies				
	Mezzanine		N/A		N/A		N/A				
	Supporting Members FRR (hrs. or min.)		Required Provided Description								
Resistance	Beams Columns / L.B. Walls		45 Min. if combustible		Non-combustible See Assemblies						
	Others:		N/A		N/A		N/A				
20	Spatial Separation - Construction of Exterior Walls										
Wall	Area of EBF (m²)		L.D. (m)		L/H		Permitted Max % of Openings		Proposed % of Openings		
	FRR (Hrs.)		Listed Design or Description		FRR (Hrs.)		Listed Design or Description		EBF Construction Type Required:		
	North		201		3		14		7%		
	South		78		7		14		21%		
	East		78		34		5.6		100%		
West	78		3		5.6		7%		4%		
	2 Hr.		See Assembly		Non-Combustible		Non-Combustible		Non-Combustible		

Notes:

[a] L.D. MEASURED TO C/L OF STREET, TO PROPERTY LIMITS OR MID DISTANCE BETWEEN BUILDINGS.



NO.	REVISION	DATE
1	ISSUED FOR SITE PLAN CONTROL APPLICATION	AUG 14, 2025
2	ISSUED FOR SITE PLAN CONTROL COMMENTS	NOV 18, 2025
3	ISSUED FOR SITE PLAN CONTROL COMMENTS	DIC 19, 2025

- LEGEND:**
- MH MANHOLE - SANITARY AND STORM (SEE CIVIL) (E DENOTES EXISTING)
 - CB CATCHBASIN (SEE CIVIL) (E DENOTES EXISTING)
 - FH FIRE HYDRANT (SEE CIVIL) (E DENOTES EXISTING)
 - U/P UTILITY POLE (E DENOTES EXISTING)
 - S STREET SIGN (E DENOTES EXISTING)
 - PRINCIPAL BUILDING ENTRANCE
 - DENOTES BUILDING ACCESS
 - DENOTES BUILDING DESIGNATED EXIT
 - TYPICAL CURB (REFER: CITY STANDARDS)
 - DEPRESSED CURB (REFER: CITY STANDARDS)
 - PROPERTY LINE
 - EXISTING PROPERTY LINE
 - DESIGNATED BARRIER FREE PARKING SPACE
 - NO PARKING SIGN
 - BARRIER FREE PARKING SIGN
 - FIRE ROUTE SIGN
 - LIGHT STANDARD (SEE ELECT.) 'FR' DENOTES FIRE ROUTE SIGN ON POST
 - LIGHT POST (SEE ELECT.)
 - WALL SCONCE (SEE ELECT.)
 - LIGHT POST WALL MOUNTED (SEE ELECT.)
 - FIRE DEPARTMENT CONNECTION
 - DOWNSPOUT
 - EV ELECTRIC VEHICLE CHARGING STATION
 - TACTILE WALKING SURFACE INDICATOR (TWSI)
 - DIAGONAL PAINTED LINES
 - TRANSFORMER W/ BOLLARDS (SEE ELECT.)
 - SITE FENCING (SEE LANDSCAPE)
 - EXISTING LIGHT POLE
 - T-TREES (TYPICAL)

CONSTRUCTION

Vandenberg & Wildeboer ARCHITECTS

www.vandenberg-wildeboer.com • Telephone: 613.287.0144 • Fax: 613.271.8009 • info@vandenberg-wildeboer.com • 1785 OLD STONE LODGE • 160 FLAMBOROUGH WAY • OTTAWA, ONTARIO • K2E 1A6

PROJECT TITLE: **LEXUS DETAILING BAYS & STORAGE GARAGE**
299 West Hunt Club Road, Ottawa, Ontario, K2E 1A6

DRAWING TITLE: **SITE PLAN**

DESIGNED BY: MW / DV
DRAWN BY: DV
START DATE: 2025-04-21
SCALE: As indicated
PROJECT NO. 2520

A001

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